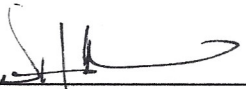


TOWN OF MARBLEHEAD
SITE PLAN APPROVAL APPLICATION
PLANNING BOARD

1. Property Address: 14 EDGEMERE RD.
2. Assessor Map 17B Lot 13 3. Zoning District SR/SSR
4. Applicant: PRUCE & JOANNE ALMEIDA
5. Applicant's Address 14 EDGEMERE RD.
6. Telephone Number: 978.500.1328 (Daytime) SAME (Evening)
7. Email address: Joannetalmeida@gmail.com
7. Applicant's Representative VERONICA HOBSON/TAPROOT DESIGN
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) _____

Conservation: MINOR ACTIVITIES PERMIT
ZBA

 2.14.24
(Signature of Owner) Representative (Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name PRUCE ALMEIDA
Address 450 OCEAN DR UNIT 804
JUNO BEACH, FL. 33408
Phone: 978.500.1328

FOR TOWN USE ONLY

Application Received _____ Submittal Deemed Complete _____
Waivers _____
Scheduled Hearing Date _____ File Number _____

PLANNING BOARD

Applicant: Bruce & Joanne Almeida

Address: 14 Edgemere Road (Map 178, Parcel 13)

District: Single Residence/Shoreline Single Residence

Proposal: The proposal before the board is to remove an existing single-family home that has been in the same family since its construction in 1923. The cottage includes a small two-story structure on a full foundation, three long, narrow, single-story enclosed porches, and no garage.

The proposed new home, with gambrel roof, wrapping porch and attached garage, will provide single-floor living that would allow an age-in-place situation for the same family to continue on in that location.

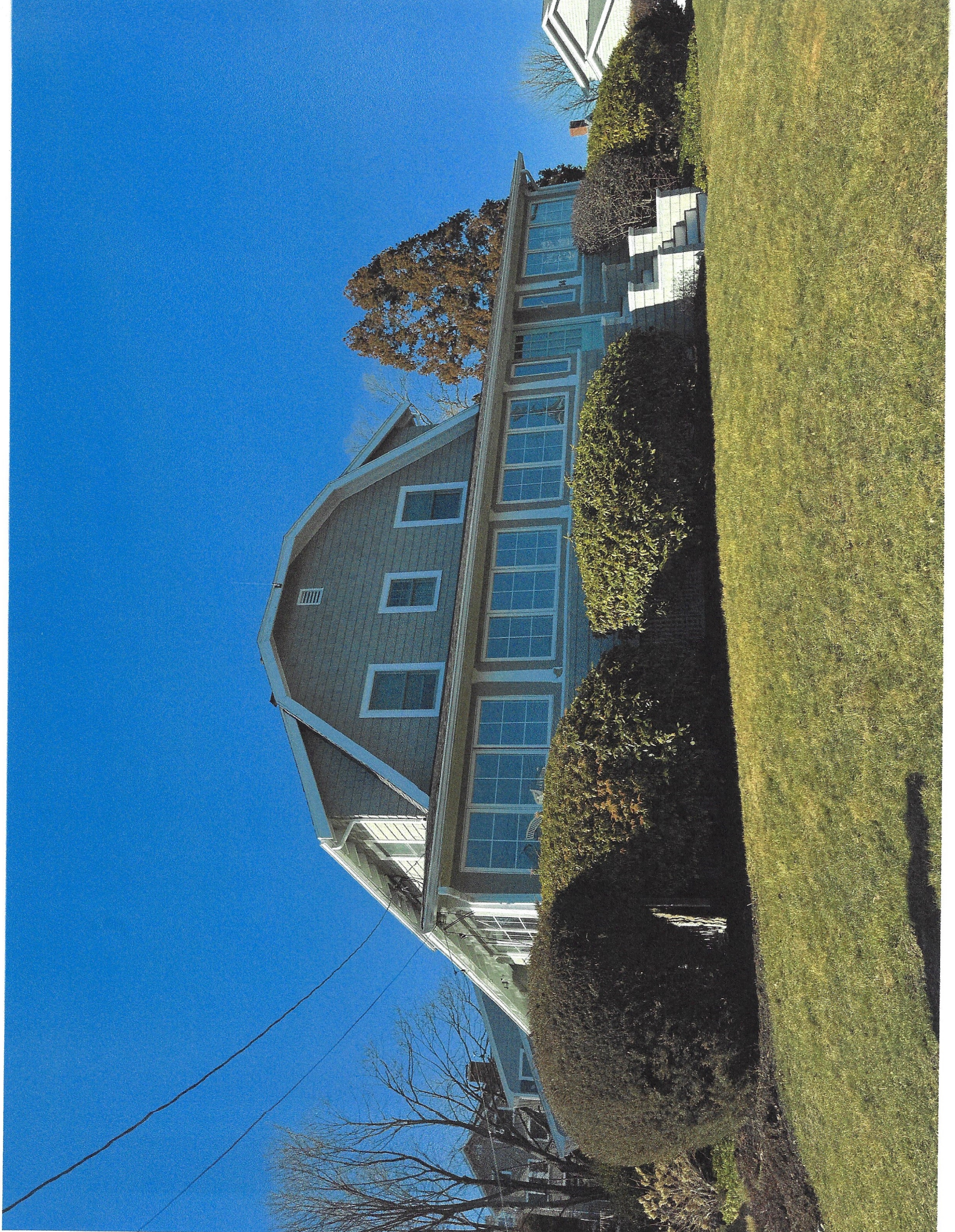
The overall aesthetic of the home will be a gambrel-roofed, shingle-style home, appropriate for its coastal location and in keeping with the original cottage. The homes in the immediate neighborhood vary from traditional 2-story colonial, Dutch-colonial, and more modern shingle-style homes.

The proposed structure is located on an expanded version of the original footprint, while remaining consistent with the scale of surrounding homes, and maintains the front and rear setbacks (those perpendicular to the shoreline) in order to preserve air flow and water views between this and abutting homes. The finish height will be slightly less than the original structure.

Exterior materials include cedar shingle siding, architectural-grade asphalt roofing shingles, divided-lite windows and doors, carriage-house style garage doors, fieldstone-clad chimney, and trim details that mimic the traditional style with added crown and bed mouldings. The porch will have composite decking in a natural wood tone, traditional railing system, and beadboard or 'v'-groove ceiling.

Landscaping will be kept to a minimum with traditional, lower, plantings including evergreen shrubs, hydrangea, and garden beds with a variety of native plantings. No trees currently exist on the property and only shrubbery will be removed, making way for construction and new planting.

The driveway will be asphalt and walkways will be pavers with granite landscape steps where needed.





LOADS MAP: 14 EDGEMERE RD.



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LEGEND:

(Applies to all sheets)
TBD&R = TO BE DEMOLISHED & REMOVED
(Removed from site and properly disposed of)
er = EXISTING TO REMAIN

replace = REMOVE & REPLACE/RESTORE IN-KIND
(possibly re-use & re-install or upgrade)

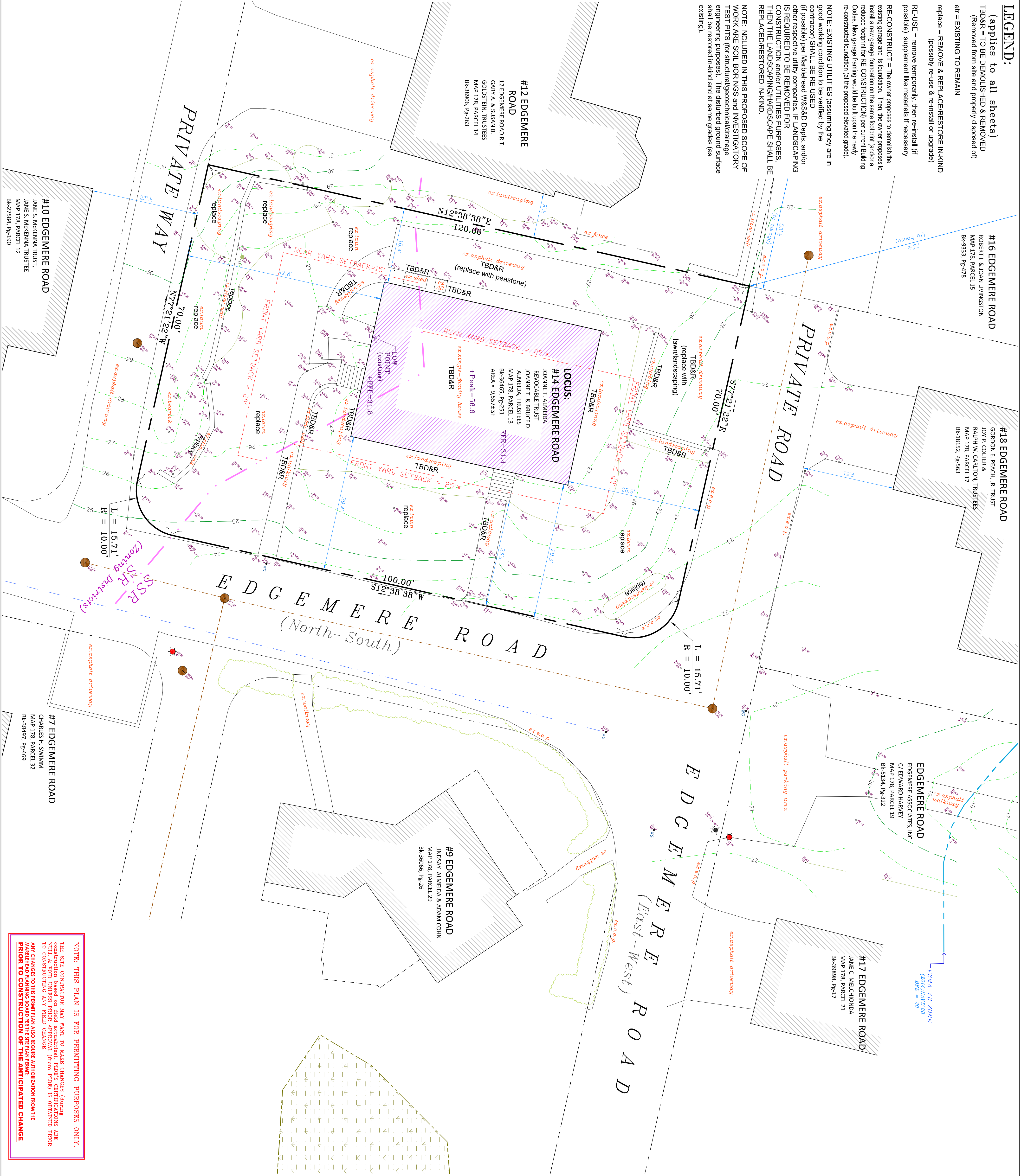
RE-USE = remove temporarily, then re-install (if possible) supplement like materials if necessary

RE-CONSTRUCT = The owner proposes to demolish the existing garage and its foundation. Then, the owner proposes to install a new garage foundation on the same footprint (and/or a reduced footprint for RE-CONSTRUCTION) per current Building Codes. New garage framing would be built upon the newly re-constructed foundation (at the proposed elevated grade).

NOTE: EXISTING UTILITIES (assuming they are in good working condition to be verified by the contractor) SHALL BE RE-USED (if possible) per Massachusetts W&S&D Dept. and/or other respective utility companies. IF LANDSCAPING IS REQUIRED TO BE REMOVED FOR CONSTRUCTION and/or UTILITIES PURPOSES, THEN THE LANDSCAPING/HARDSCAPE SHALL BE REPLACED/RESTORED IN-KIND.

NOTE: INCLUDED IN THIS PROPOSED SCOPE OF WORK ARE STUCCO BORNINGS AND INVESTIGATORY TEST PITS (for structural/geotechnical/strategic engineering purposes). The disturbed ground surface shall be restored in-kind and at same grades (as existing).

NOTE: THIS PLAN IS FOR PERMITTING PURPOSES ONLY. THE SITE CONTRACTOR MAY WANT TO MAKE CHANGES (ENGINEERING, CONSTRUCTION, ETC.) PRIOR TO OBTAINING PERMITS. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION OF THE ANTICIPATED CHANGE.



NOTES

1. LOCUS IS SHOWN ON MASSBUREAU ASSESSORS MAP 908, LOT 6. PROPERTY LINE AND TOPOGRAPHY PER NORTH SLOPE SURVEY CORP. (NSSD) ON-THE-GROUND FIELD SURVEY (Dated: 2023). DEED REFERENCE (RECORDED AT THE ESSEX COUNTY REGISTRY OF DEEDS). BOOK 40454, PAGE 506.

2. THE SITE PRESENTLY INCLUDES A SINGLE-FAMILY HOUSE, DETACHED GARAGE, BUILDING OVERGAINS, UN-COVERED & COVERED DECKS, DRIVEWAY, SEAWALL, LAWN, WALKWAYS & STEPS, RETAINING WALLS, PATIOS, UTILITIES and LANDSCAPING.

3. ELEVATIONS (shown on this plan) ARE BASED ON NAVD08B (datum).

4. LAND SUBJECT TO COASTAL STORM FLOODAGE (ASCE) 300, LOT 6, MEANS LAND SUBJECT TO ANY RAINFALL CAUSED BY COASTAL STORMS AND/OR TYPICAL WINDS CAUSED BY THE 100-YEAR STORM, SURGE OR RECORD OR STORM OF RECORD, WHICHEVER IS GREATER.

5. VE-COASTAL ZONE WITH VELOCITY HAZARD (wave action) SPECIAL FLOOD HAZARD AREA (SFHA) IS DEFINED AS: "AREA SUBJECT TO INUNDATION BY THE ONE-PERCENT-ANNUAL-CHANCE FLOOD EVENT WITH ADDITIONAL HAZARDS DUE TO STORM-INDUCED VELOCITY WAVE ACTION." i.e. the 100-YEAR FLOODPLAIN BOUNDARY LINE (black jagged line with aqua-colored shaded area as shown on the referenced panel). THE BASE FLOOD ELEVATION (BFE) ASSOCIATED WITH THIS VE-ZONE WAS DETERMINED BY FEMA'S HYDRAULIC ANALYSIS ASSUMING A WAVE HEIGHT OF 3-FEET (or greater) ON TOP OF THE STILLWATER ELEVATION (the building code purpose and determination of flood insurance rates) IS LISTED AS ELEVATION 20 (for locus using MA08 datum) PER FEMA. "THE OFFICIAL BFE (for a VE ZONE) IS THE STILLWATER ELEVATION PLUS WAVE RUNUP, or the WAVE CREST ELEVATION, (whichever is greater)." PER FEMA, "OBSTRUCTIONS SUCH AS BUILDINGS (seawalls) BREAK THE WAVES DISSIPATING WAVE ENERGY SO THAT THE WAVE HEIGHT AND BFE'S ARE REDUCED AS YOU GO INLAND." THE VE-COASTAL ZONE (for locus) SFHA WAS DIGITIZED BY NCEM USING BEST-FIT FIELD FEATURES FROM THE GIS AERIAL MAP FEMA PANEL #2009034385 DATED JULY 16, 2014. PLODE IS UNAVAILABLE OF DATA FOR SOURCE OF RECORD. PLODE IS UNAVAILABLE OF DATA FOR SOURCE OF RECORD.

6. VE-COASTAL ZONE (NO wave action, splash-over zone where stillwater elevations are defined by FEMA) SPECIAL FLOOD HAZARD AREA (SFHA) IS DEFINED AS: "AREA SUBJECT TO INUNDATION BY THE ONE-PERCENT-ANNUAL-CHANCE FLOOD EVENT" i.e. the 100-YEAR FLOODPLAIN BOUNDARY LINE (approximately a white line with aqua-colored shaded area inland of the VE-zone shown on the referenced panel and more specifically delineated as the AE-ZONE stillwater BFE elevation per actual field survey). THE AE-COASTAL ZONE (for locus) SFHA IS TYPICALLY FIELD SURVEYED BY NCEM AS THE STILLWATER BFE TOPOGRAPHIC CONTIGUOUS LINE AS DESIGNATED PER FEMA FIRM PANEL. NOTE: AE-COASTAL ZONE DOES NOT EXIST FOR THIS LOCUS, HOWEVER DOES EXIST ADJACENT TO THIS LOCUS.

7. SHADDED X-ZONE (and/or B-ZONE) ARE AREAS OF MODERATE FLOOD HAZARD and ARE AREAS DEPICTED (on the firm map) BETWEEN THE 100-YEAR and 500-YEAR FLOODPLAINS. NOTE: SHADDED X-ZONES (and/or B-ZONES) DO NOT EXIST FOR THIS LOCUS AND/OR ADJACENT TO THIS LOCUS.

8. UNSHADDED X-ZONE (and/or C-ZONE) ARE AREAS OF MINIMAL FLOOD HAZARD, WHICH ARE AREAS OUTSIDE THE SFHA and HIGHER THAN THE ELEVATION OF THE 0.2 PERCENT-ANNUAL-CHANCE (or 500-YEAR) FLOOD. NOTE: THIS PLAN BY NO MEANS CONSTITUTES A FEMA FLOOD CERTIFICATION (or a FEMA ELEVATION CERTIFICATE FOR THE DETERMINATION OF FLOOD INSURANCE). ADDITIONAL FIELD SURVEY AND OTHER WORK WOULD BE REQUIRED BY OTHERS FOR SUCH A CERTIFICATION.

9. THE FOLLOWING NOTES PERTAIN TO THE UTILITIES (and OTHER IMPROVEMENTS) OUTSIDE OF THE BUILDINGS, UTILITIES INSIDE THE BUILDING SHALL BE LOCATED/DETERMINED & SPECIFIED BY OTHERS. THE CONTRACTOR MAY UTILIZE EXISTING UTILITIES FOR SERVICE (assuming they comply with Town/State codes, regulations and specifications).

10. THIS PLAN DOES NOT NECESSARILY SHOW ALL UTILITIES LINES (and/or UNDERGROUND CONDUITS) SINCE FIELD SURVEY WAS PERFORMED ON VISIBLE ABOVE-GROUND STRUCTURES ONLY (WITHOUT EXPLORATORY EXCAVATION TO LOCATE UTILITIES). UNOCCUPIED FOUNDATION (FNF) SERVICE MARKERS (SM) ARE SHOWN ON THE PLAN FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE BASED ON A COMPILATION OF READILY AVAILABLE INFORMATION GIVEN TO THE FIELD SURVEYOR AT THE TIME OF THE PREPARATION OF THIS PLAN AND THE RECENT FIELD SURVEY OF VISIBLE ABOVE-GROUND STRUCTURES. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL LOCATE THE FULL EXTENT OF THE UTILITIES LINES. THE CONTRACTOR SHALL ALSO VERIFY IF UTILITIES LINES ARE ABANDONED (and physically located in-place).

11. PLODE DOES NOT CERTIFY THE PHYSICAL CONDITION OF ANY EXISTING UTILITIES SINCE A TV CAMERA WAS NOT USED FOR INSPECTION. PRIOR TO ANY SITE WORK, THE SITE CONTRACTOR SHALL NOTIFY DIG-SITE AND VERIFY LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT AREA, WHILE ASSUMES ALL RESPONSIBILITY (or liability) FOR ALL BROKEN (or damaged) UTILITIES BEFORE, DURING OR FOLLOWING SITE EXCAVATION (CONSTRUCTION), WORK FOR ANY RE-USED (and/or REPOSED) NEW UTILITIES.

12. STRUCTURAL ENGINEERING SHALL BE PERFORMED BY OTHERS. CONSTRUCTION SHALL ALSO BE PERFORMED BY OTHERS. PLODE ASSUMES CONTRACTOR TO PERFORM HIGH QUALITY WORKMANSHIP AND STRUCTURES (including buildings, walls and foundations) ARE BUILT TO LAST. THEREFORE, PLODE IS NOT RESPONSIBLE (or LIABLE) FOR THE STRUCTURAL INTEGRITY OF ANY EXISTING STRUCTURES (including repairs).

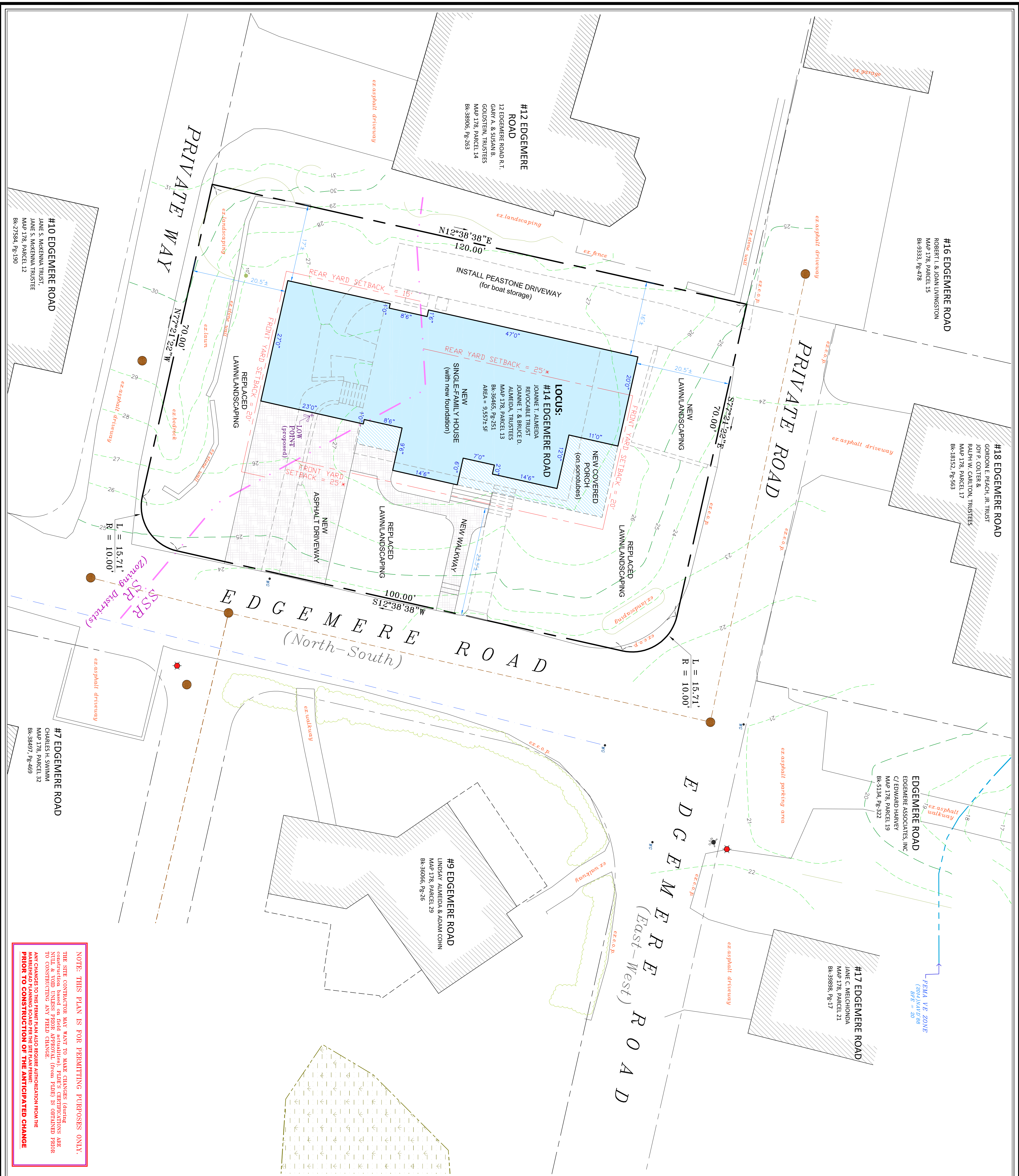
13. THIS PLAN PREPARED (for master planning purposes) BY THE DESIGN ENGINEER: PATROWICZ LAND DEVELOPMENT ENGINEERING (PLODE) DOES NOT NECESSARILY REPRESENT COMPLIANCE WITH ZONING BY-LAWS, PRIOR TO OBTAINING A BUILDING PERMIT. THE BUILDING INSPECTOR SHALL DETERMINE DETERMINE COMPLIANCE PER PROPOSED STRUCTURES. BUILDING SETBACKS REQUIRE CONFORMANCE FROM THE BUILDING INSPECTOR. PLODE DOES NOT CERTIFY THE BUILDING INSPECTOR'S MEASUREMENTS (or BUILDING INSPECTION). NOTE: DETAILED MEASUREMENTS OF STRUCTURES ARE NECESSARY IN ORDER TO PREPARE CONSTRUCTION DOCUMENTS.

14. THE SITE CONTRACTOR MAY WANT TO MAKE CHANGES (ENGINEERING, CONSTRUCTION, ETC.) PRIOR TO OBTAINING PERMITS. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION OF THE ANTICIPATED CHANGE.

EXISTING CONDITIONS SURVEYED PLAN OF LAND (with Demolition Notes) SITE PLAN APPLICATION

to occupy or to the
Marblehead Planning Board
for
Proposed New House & Site Work/Landscaping
located at:
#14 Edgemere Road
Marblehead, MA
February 2, 2024
Plan Scale: 1" = 10'

DATE: NAVD'88
SHEET 1 OF 2
PATROWICZ
LAND DEVELOPMENT ENGINEERING
14 Brown Street, Sperry, MA 01970
scott.patrowicz@patrowicz.net



DISTRICT - SHORELINE SINGLE RESIDENCE
& SINGLE RESIDENCE

REQUIRED	EXISTING	PROPOSED DWELLING
LOT AREA	35000	9557±
FRONTAGE	100	271.42'
FRONT	20/25*	23±
SIDE	15/25	N/A
REAR	15/25*	16.4'
BLDG HEIGHT	30	29.9'±

* IN THE SHORELINE DISTRICT, THE FRONT & REAR SETBACKS ARE PERPENDICULAR TO THE SHORE.

NOTE: THIS PLAN IS FOR PERMITTING PURPOSES ONLY.
THE SITE CONTRACTOR MAY WANT TO MAKE CHANGES (during construction based on field conditions). FIELD'S CERTIFICATIONS ARE NOTED & VOID (UNLESS PRIOR APPROVAL FROM PLD) IS OBTAINED PRIOR TO CONSTRUCTING ANY FIELD CHANGE.
ANY CHANGES TO THIS PLAN ALSO REQUIRE APPROVAL FROM THE PLD PRIOR TO CONSTRUCTION OF THE ANTICIPATED CHANGE

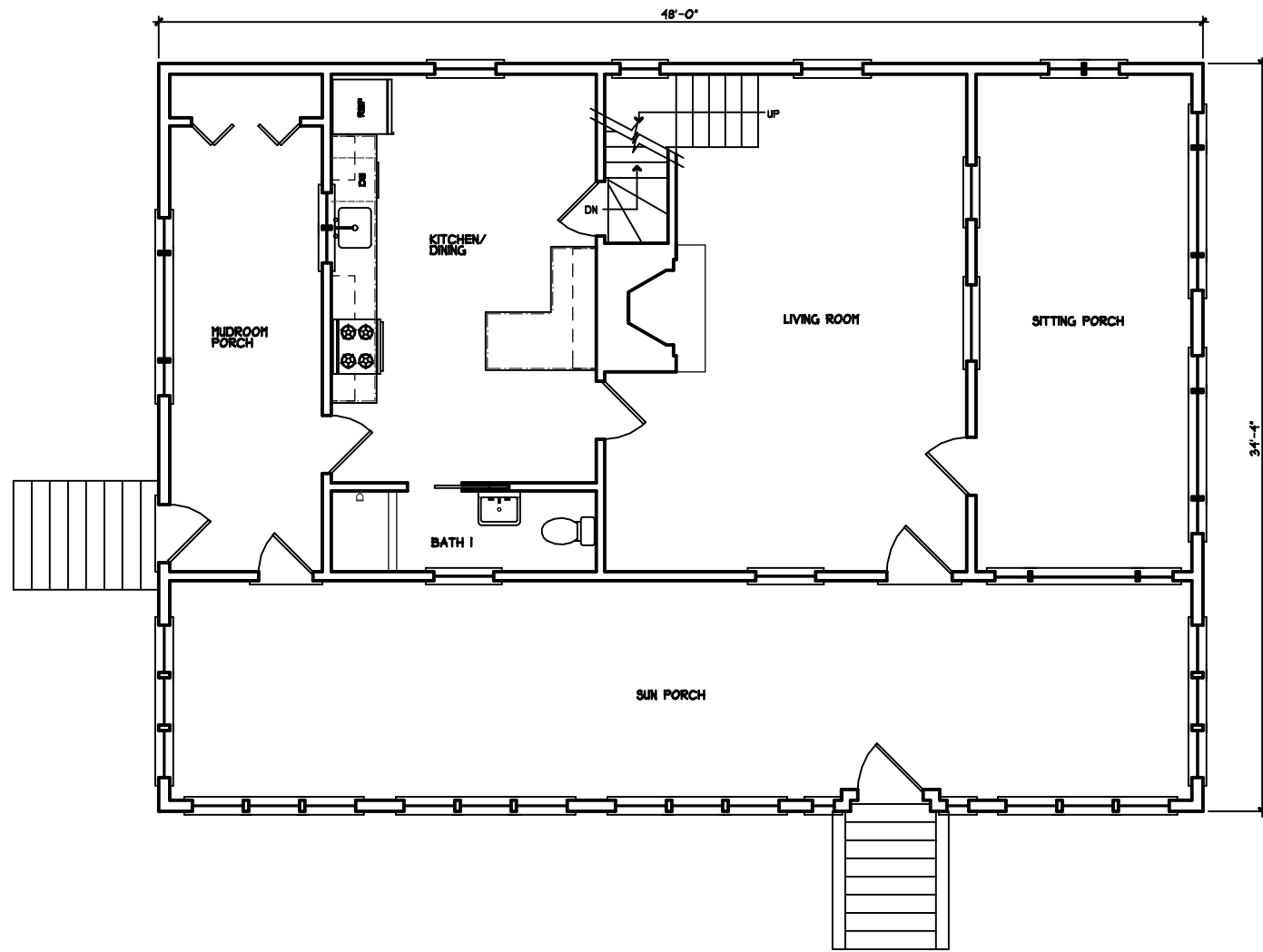
SITE PLAN
PROPOSED SCOPE of WORK

to accompany a
SITE PLAN APPLICATION
to the
Marblehead Planning Board
for
Proposed New House &
Site Work/Landscaping
located at:
#14 Edgemere Road
Marblehead, MA
February 4, 2024

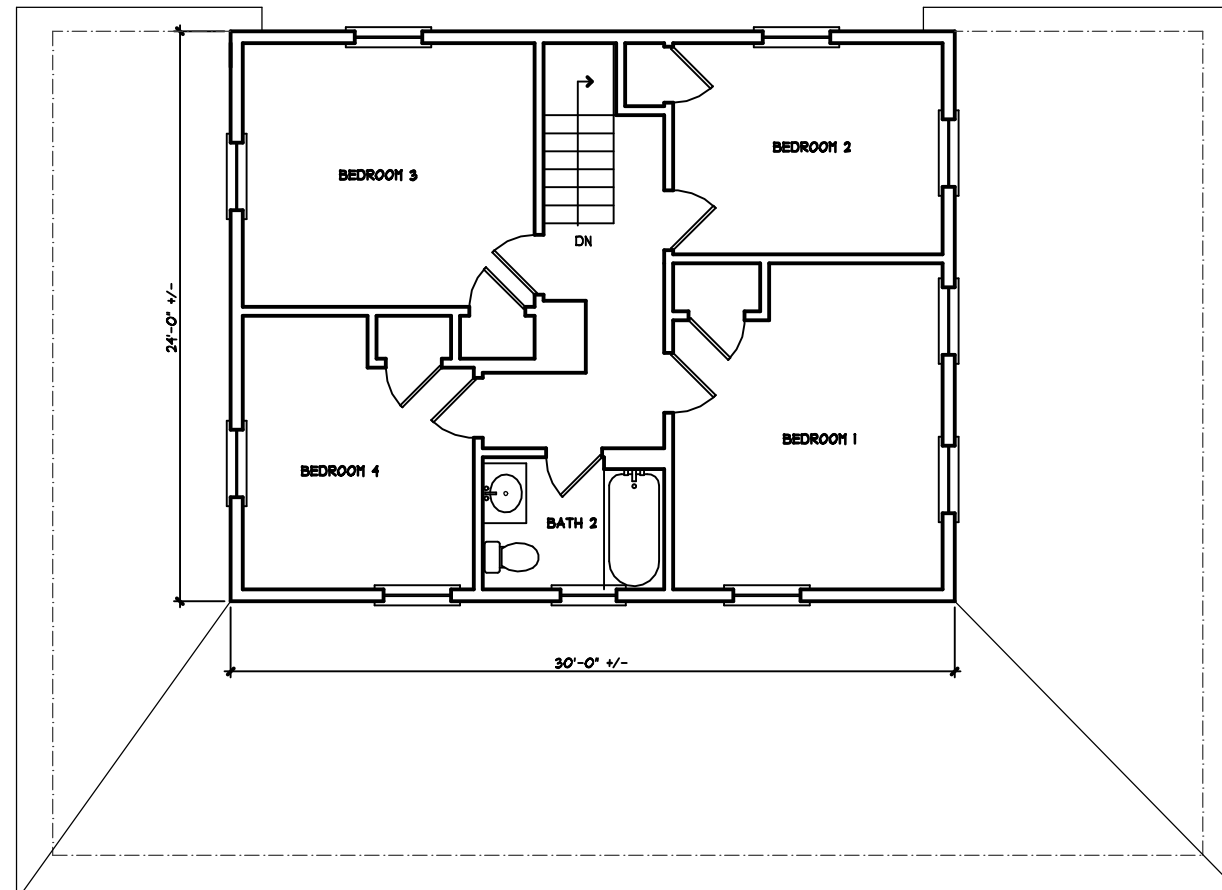
Plan Scale: 1" = 10'
Sheet 2 of 2
PATROWICZ
LAND DEVELOPMENT ENGINEERING
14 Brown Street, Sperry, MA 01970
scott.patrowicz@patrowicz.net

Date: NAVD'88
GRAPHIC SCALE (in feet)
1 inch = 10 feet

Massachusetts State Plane
Coordinate System Grid North



1 EXISTING FIRST FLOOR PLAN



2 EXISTING SECOND FLOOR PLAN

ALMEIDA RESIDENCE
 14 EDGEWERE ROAD
 MARBLEHEAD, MASSACHUSETTS

TAPROOT
 DESIGN
 INC.

37 Birch Street
 Marblehead, MA 01945

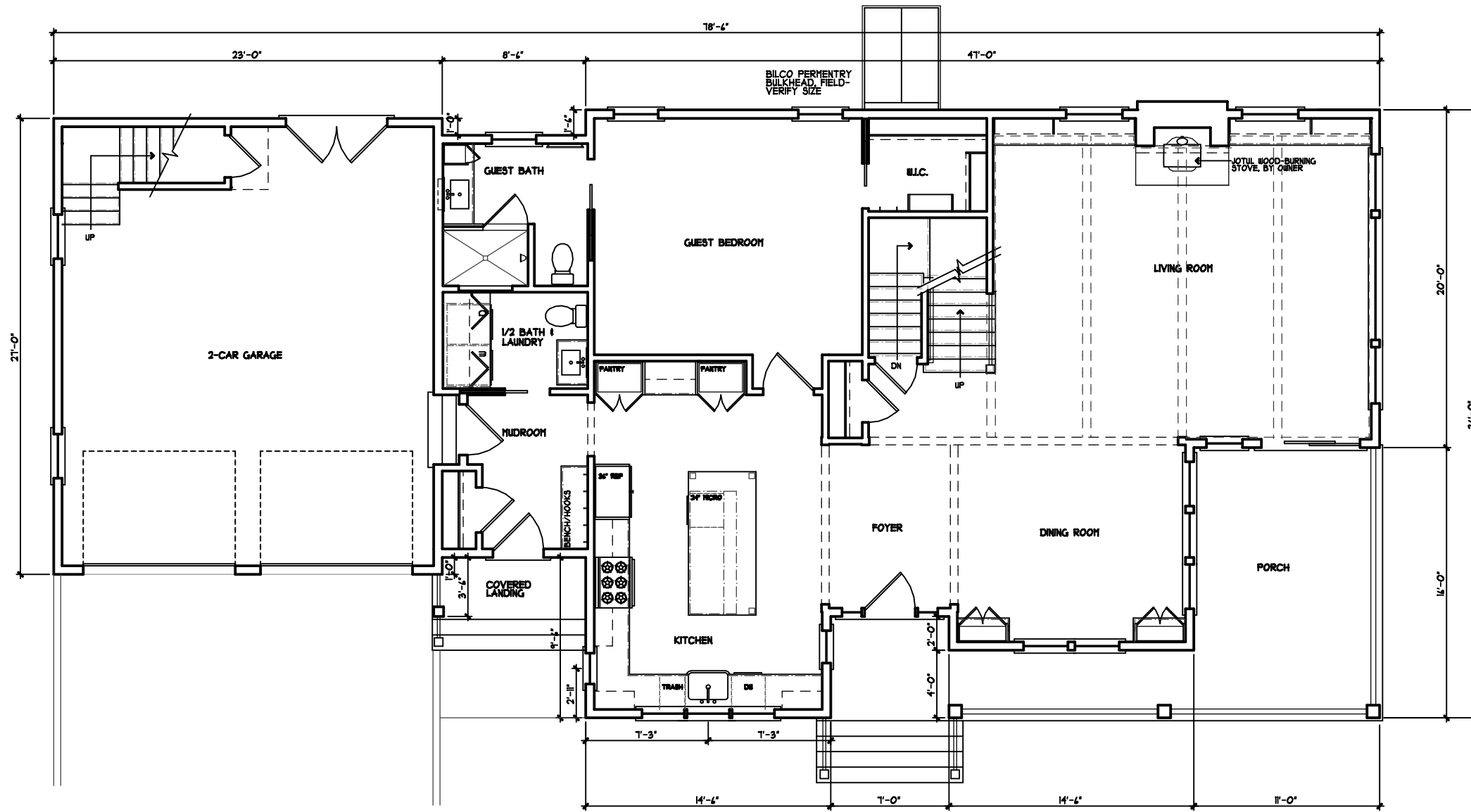
Tel 781.639.4616
 Cell 781.864.2304

scale: 1/8"=1'-0"

date: 02/12/24

drawn by: VLH

EX-1



① FIRST FLOOR PLAN

ALMEIDA RESIDENCE
 14 EDGEWEGE ROAD
 MARBLEHEAD, MASSACHUSETTS

TAPROOT
 DESIGN
 INC.

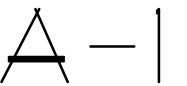
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 Marblehead, MA 01945

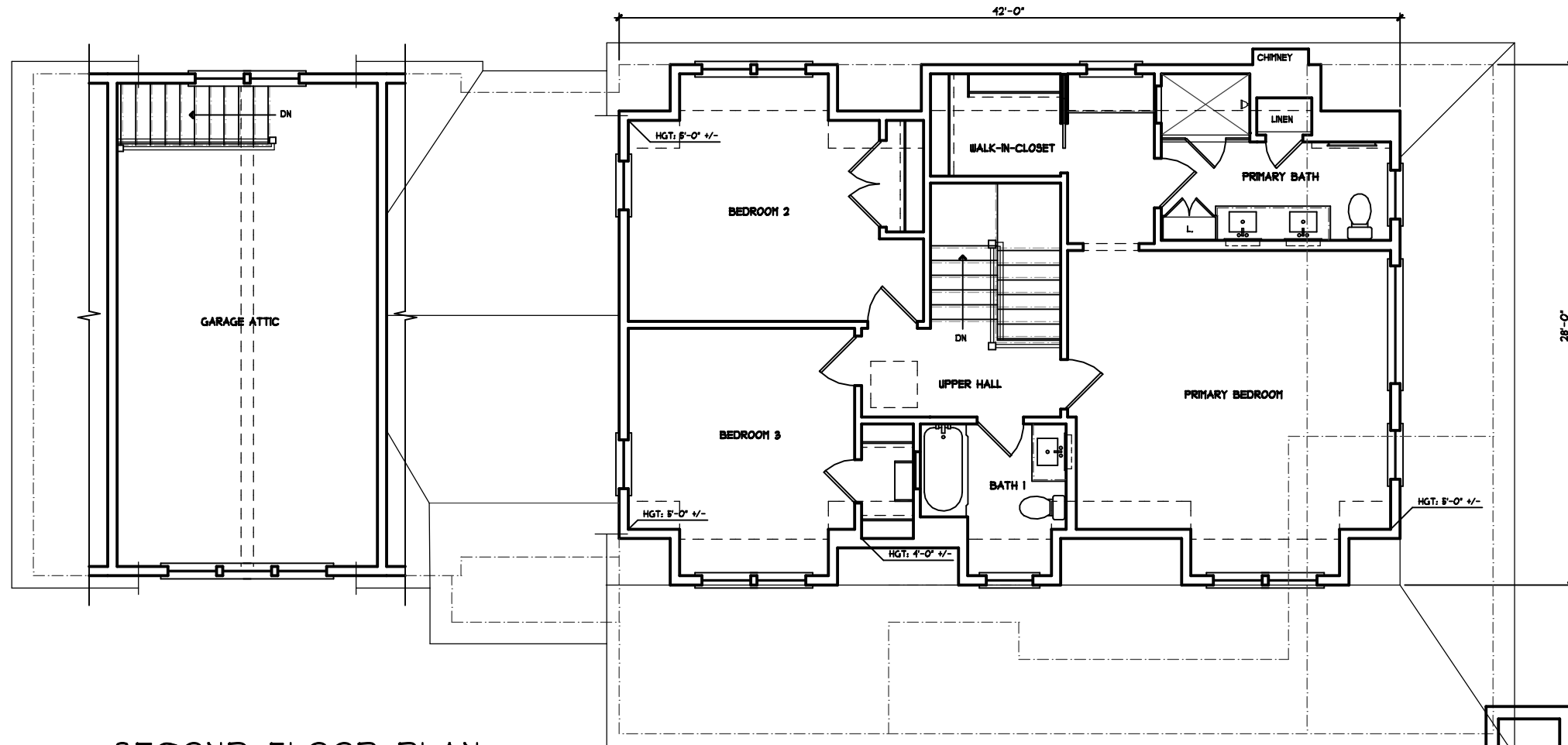
Tel 781.639.4616
 Cell 781.864.2304

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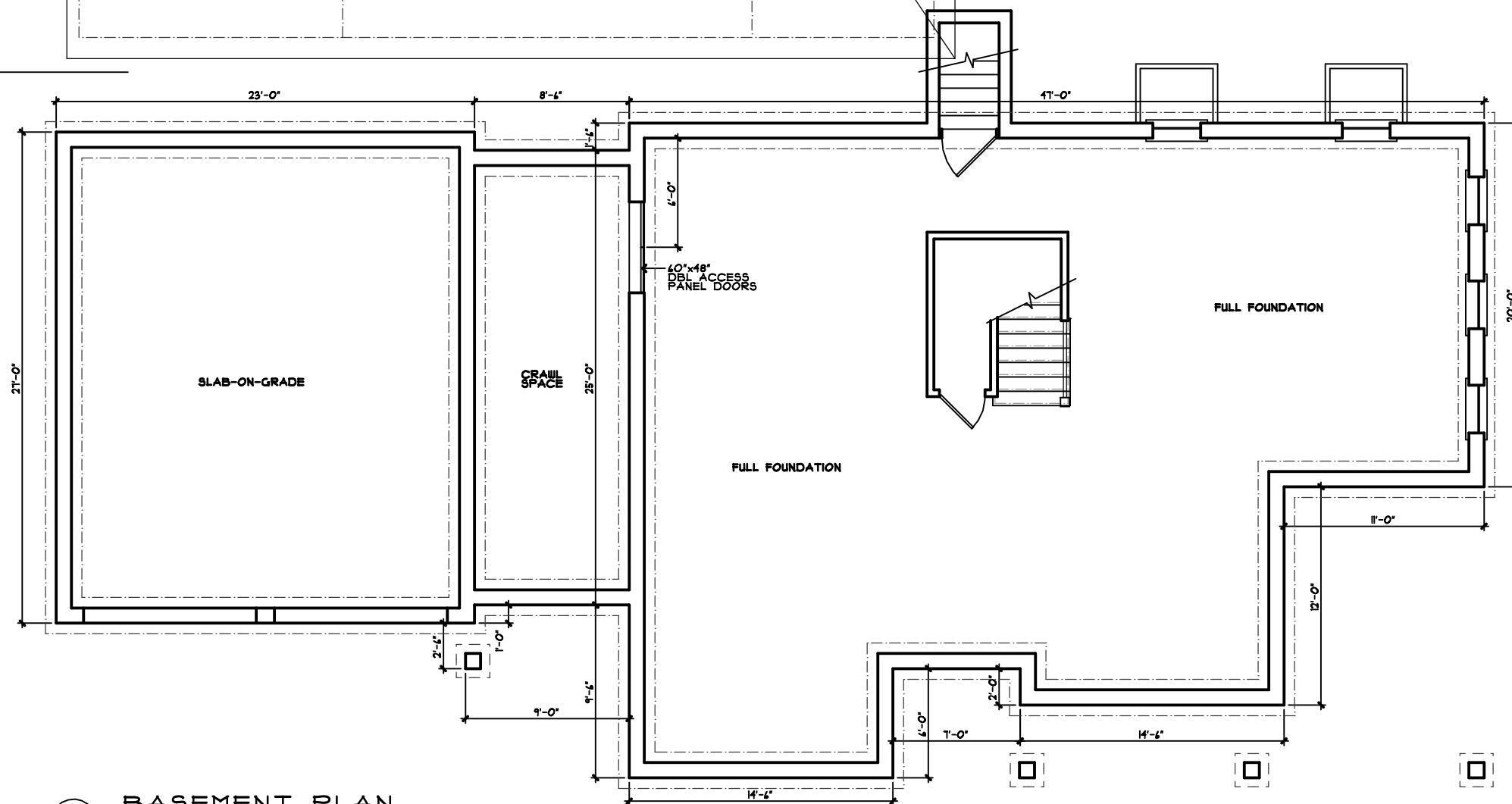
date: 02/12/24

drawn by: VLH





1 SECOND FLOOR PLAN



2 BASEMENT PLAN

ALMEIDA RESIDENCE
 14 EDGEHURST ROAD
 MARBLEHEAD, MASSACHUSETTS

TAPROOT DESIGN INC.

37 Birch Street
 Marblehead, MA 01945

Tel 781.639.4616
 Cell 781.864.2304

scale: 1/8"=1'-0"

date: 02/12/24

drawn by: VLH

A-1b



1 EXISTING FRONT ELEVATION



2 EXISTING RIGHT SIDE ELEVATION

ALMEIDA RESIDENCE
 14 EDGEEMERE ROAD
 MARBLEHEAD, MASSACHUSETTS

TAPROOT
 DESIGN
 INC.

37 Birch Street
 Marblehead, MA 01945

Tel 781.639.4616
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scale: 1/8"=1'-0"

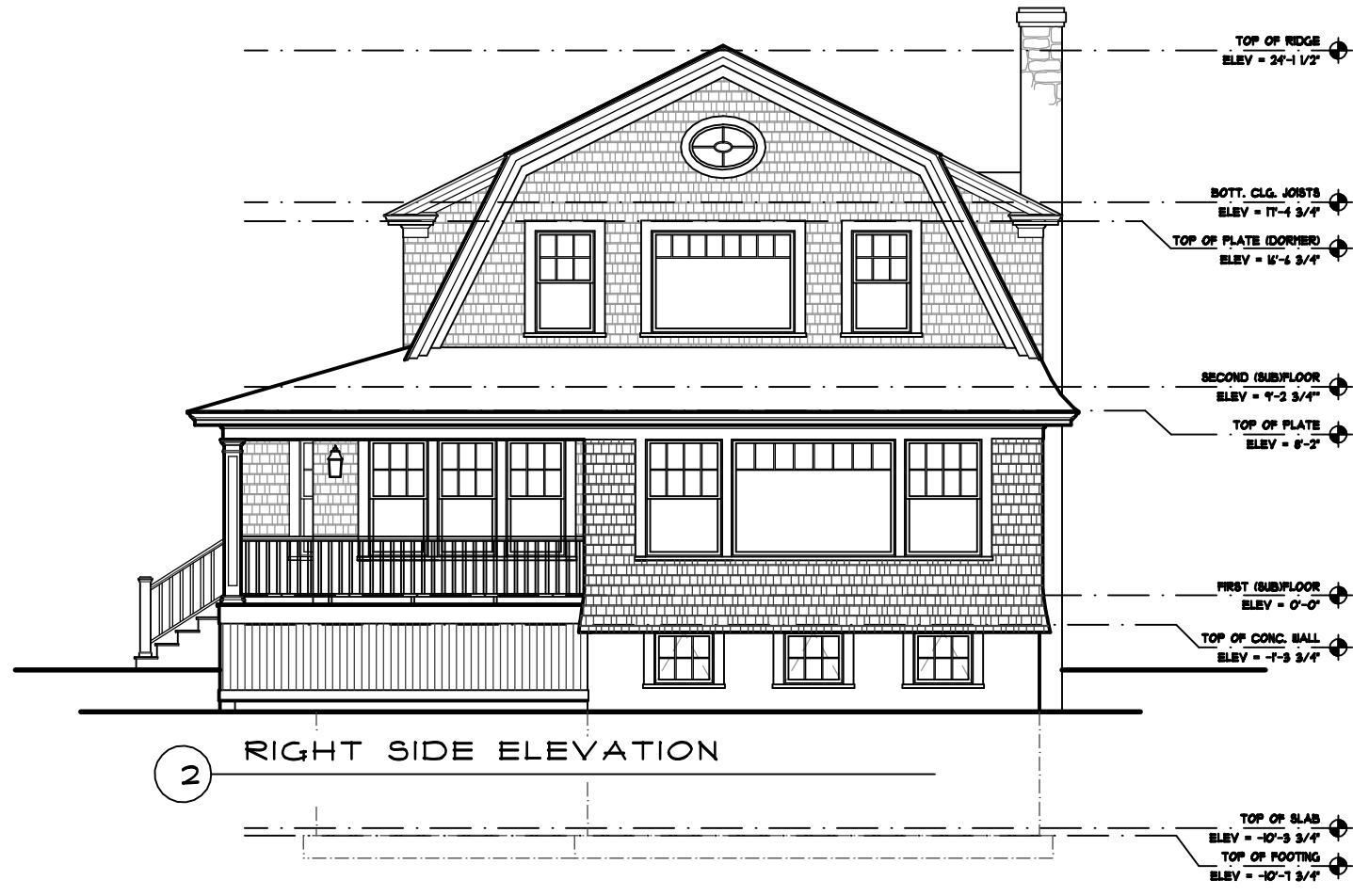
date: 02/12/24

drawn by: VLH

EX-2



1 FRONT ELEVATION



2 RIGHT SIDE ELEVATION

ALMEIDA RESIDENCE
 14 EDGEHURST ROAD
 MARBLEHEAD, MASSACHUSETTS

TAPROOT
 DESIGN
 INC.

37 Birch Street
 Marblehead, MA 01945

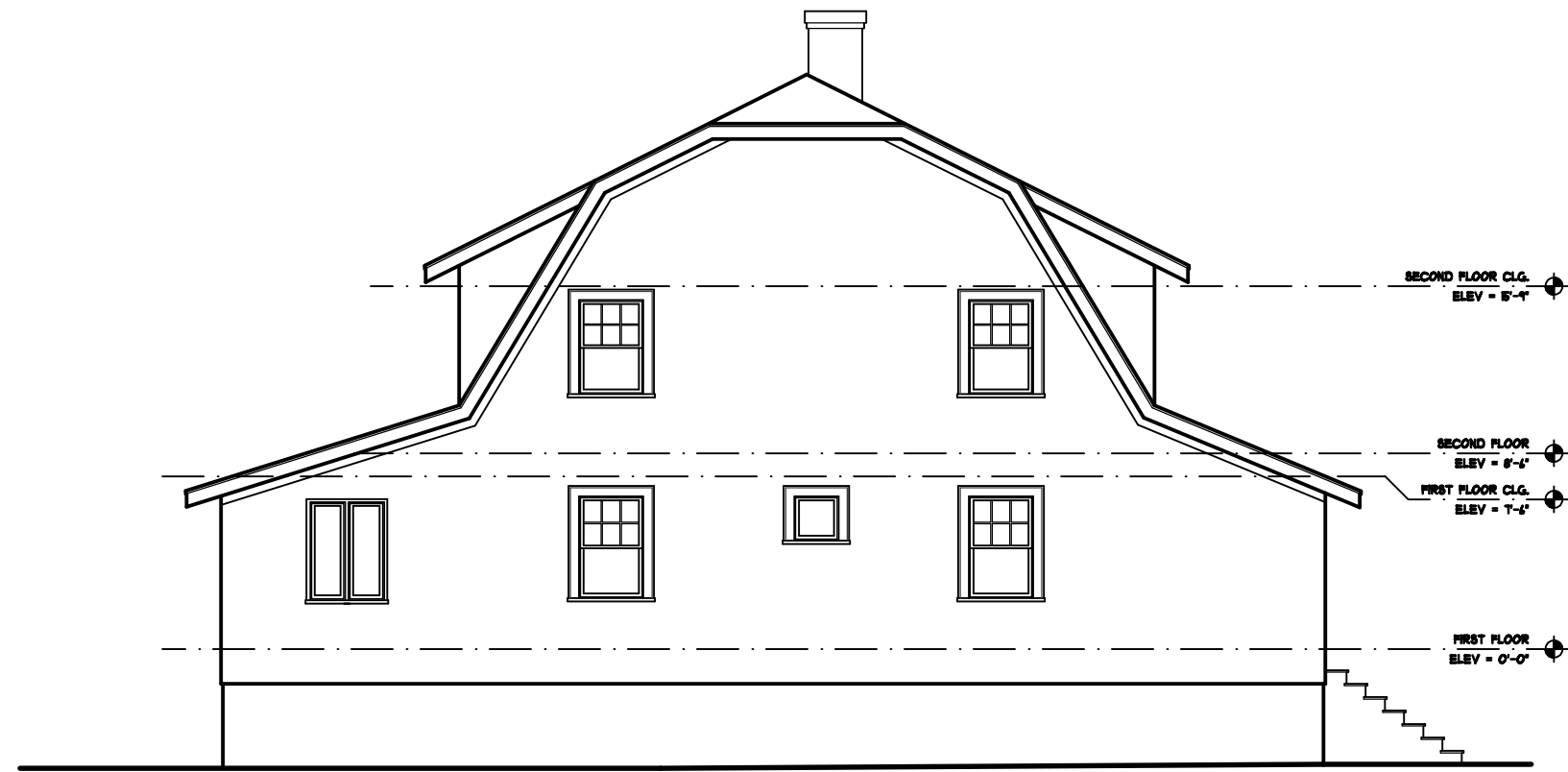
Tel 781.639.4616
 Cell 781.864.2304

scale: 1/8"=1'-0"

date: 02/12/24

drawn by: VLH

A-2



1 EXISTING REAR ELEVATION



2 EXISTING LEFT SIDE ELEVATION

ALMEIDA RESIDENCE
 14 EDGEEMERE ROAD
 MARBLEHEAD, MASSACHUSETTS

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37 Birch Street
 Marblehead, MA 01945

Tel 781.639.4616
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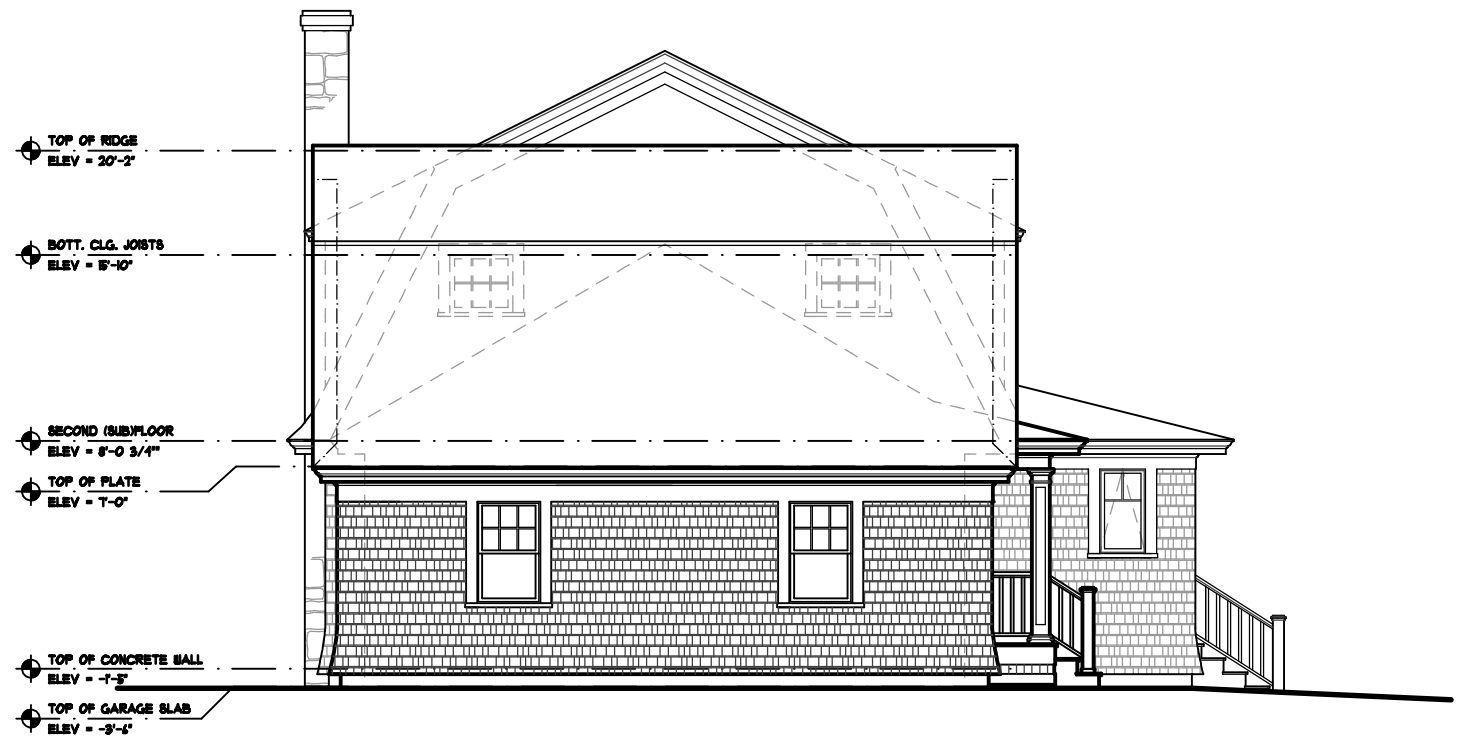
date: 02/12/24

drawn by: VLH

EX-3



1 REAR ELEVATION



2 LEFT SIDE ELEVATION

ALMEIDA RESIDENCE
 14 EDGEHURST ROAD
 MARBLEHEAD, MASSACHUSETTS

TAPROOT
 DESIGN
 INC.

37 Birch Street
 Marblehead, MA 01945

Tel 781.639.4616
 Cell 781.864.2304

scale: 1/8"=1'-0"

date: 02/12/24

drawn by: VLH

A-3